HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2010

New Home Market

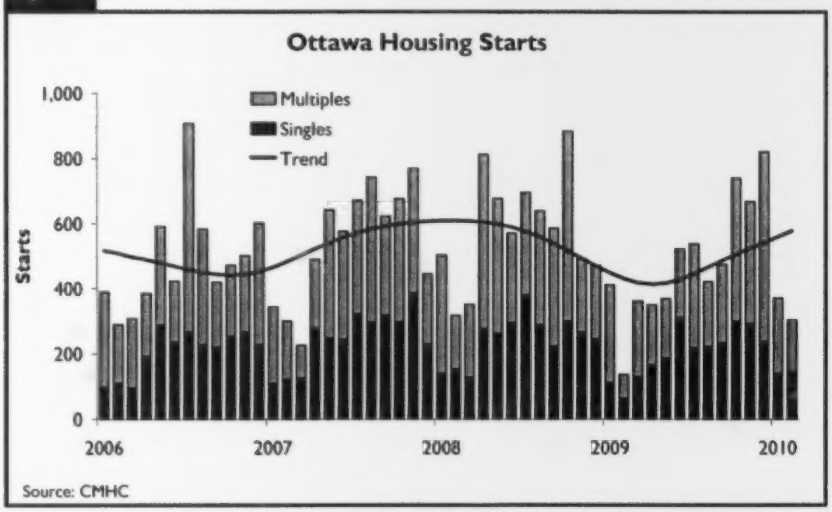
Ottawa's Housing Starts Grew at a Healthy Pace in February

Total housing starts in the Ottawa Census Metropolitan Area (CMA) increased to 304 units this past month, compared to 137 in February 2009. Year-to-date starts are now up 23 per cent from last year's first two months.

Ottawa's stable economy continues to support the housing market against a sluggish global economy. Although 23 per cent increase in housing construction is significant, the 675 year-to-date starts match the average since the turn of the century.

In February, all dwelling types saw an increase; however, single-detached family homes experienced the highest

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

Table of Contents

1 **New Home Market**
Ottawa's Housing Starts Grew at a Healthy Pace in February

3 **Maps**

9 **Tables**

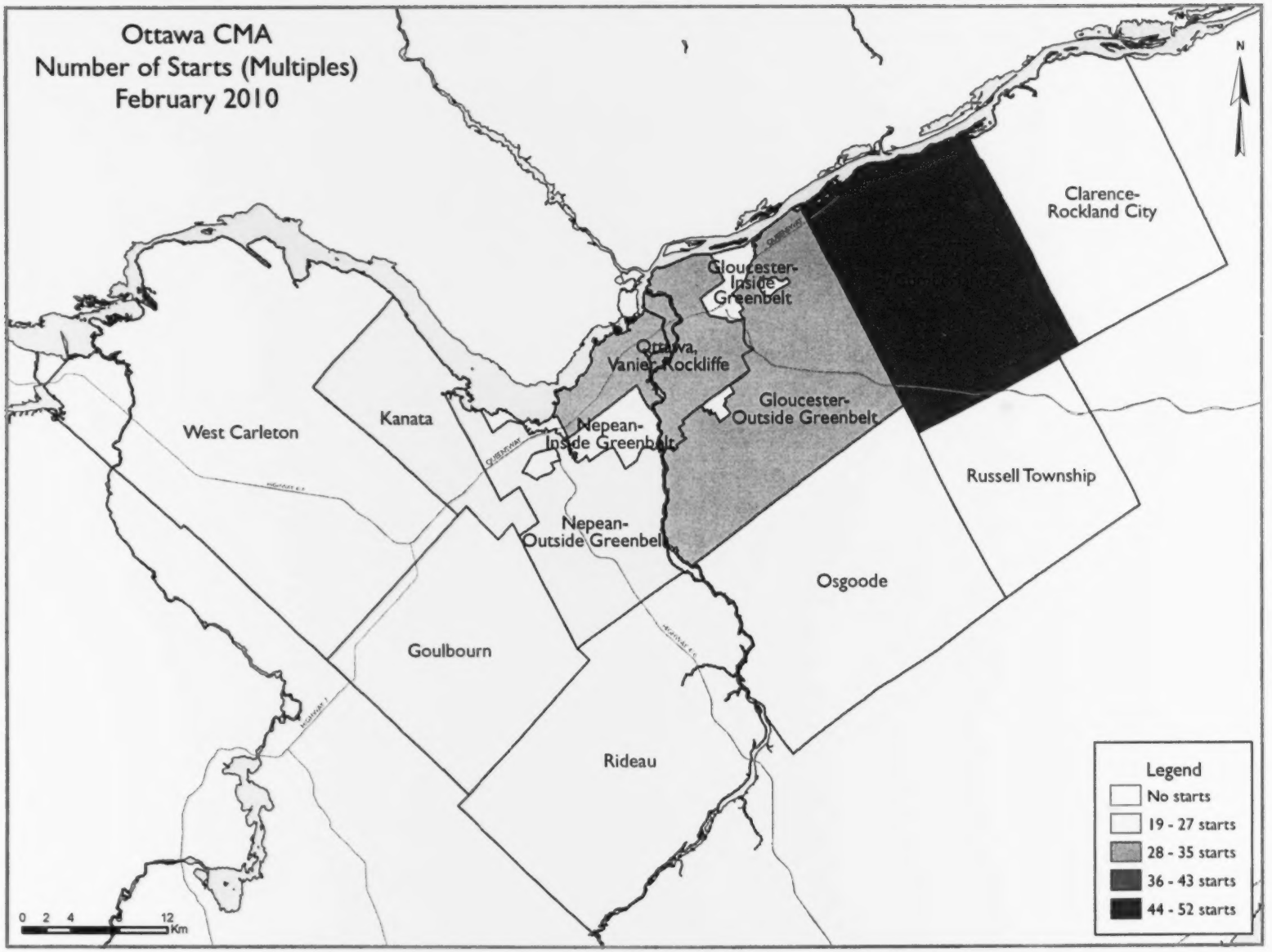
SUBSCRIBE NOW!

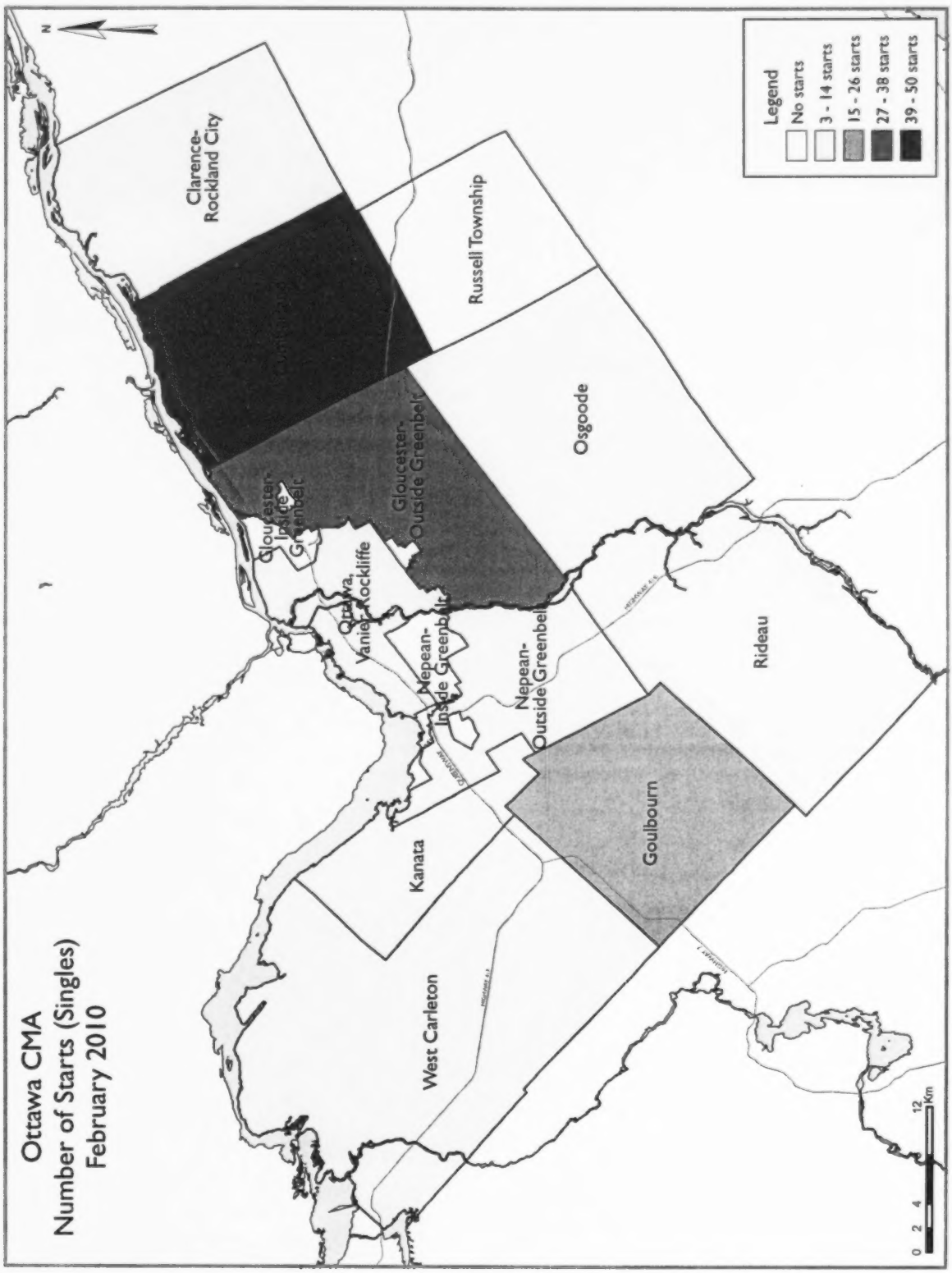
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

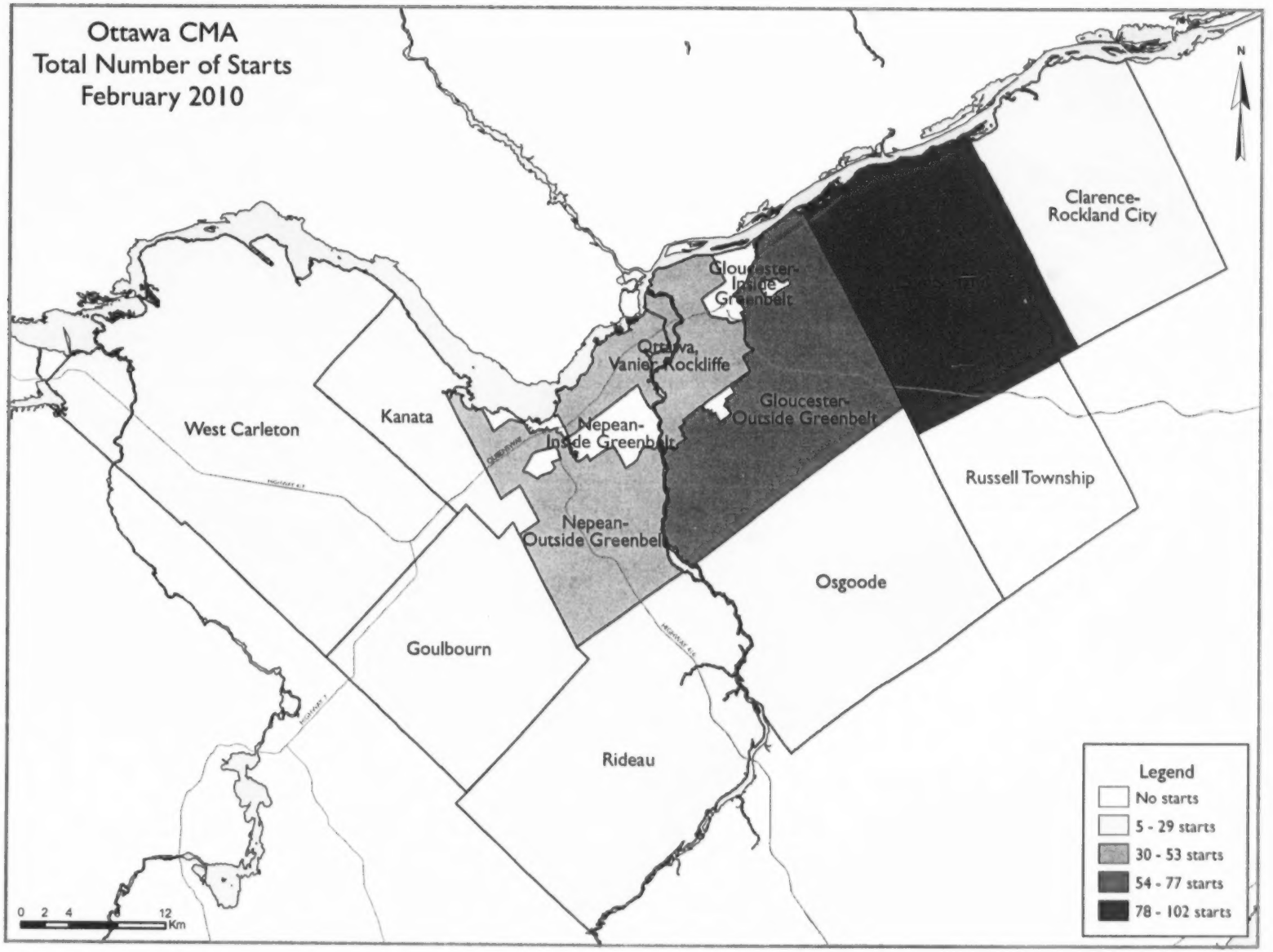
growth. Even though prices are on the rise, homeownership in Ottawa remains within reach for many households as mortgage rates remain low.

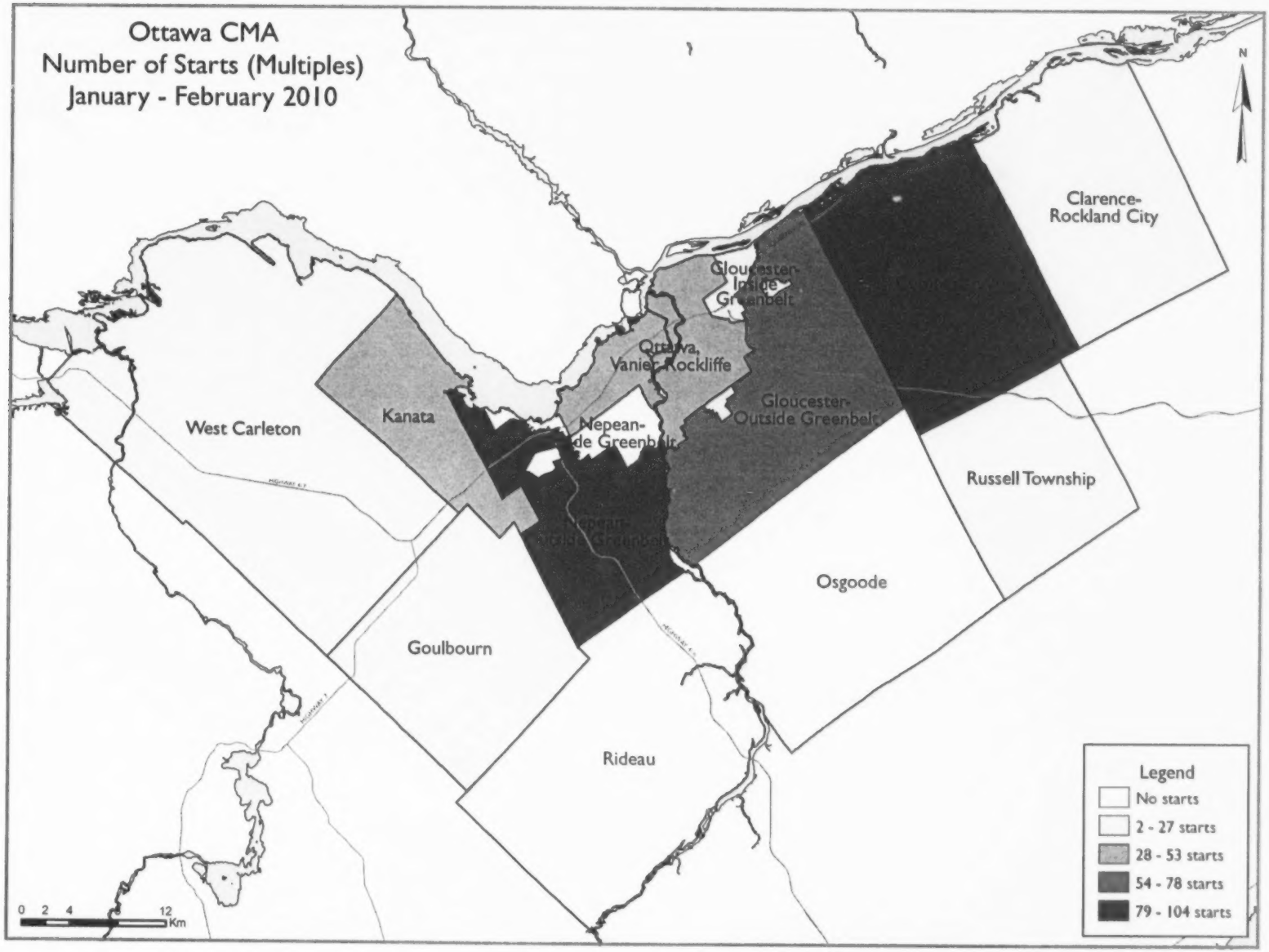
This month the region of Cumberland positioned itself with the biggest number of starts, with 50 single-detached homes and 52 townhomes. The old City of Ottawa saw foundations breaking for 26 new condominium apartments, while Kanata saw the remaining 8. In most areas construction remained stable or increased in relation to February 2009.

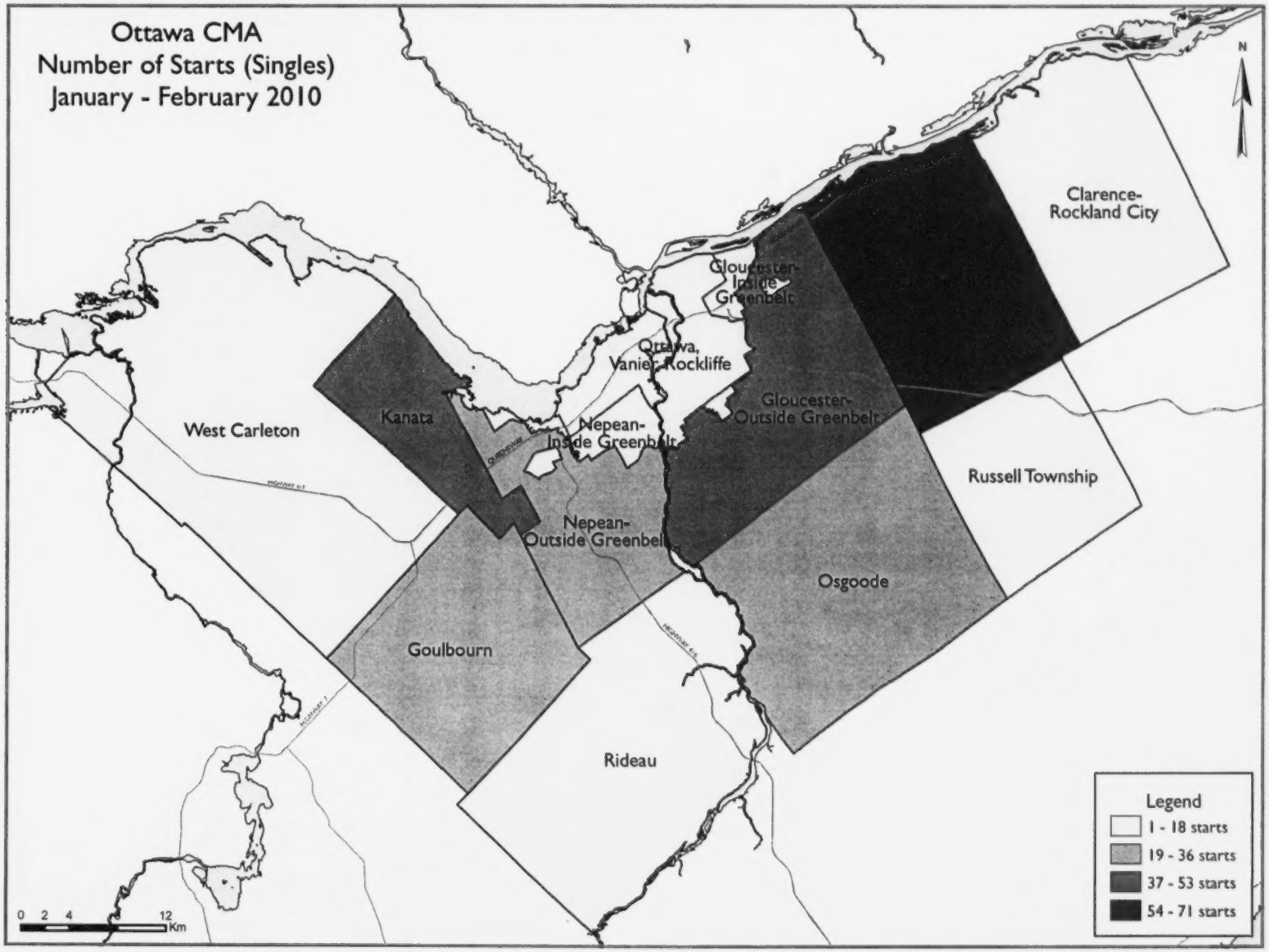
On the year-to-date basis, it was again Cumberland that posted the greatest increase in starts, followed by Gloucester and Nepean, with 175, 121 and 118 per cent respectively. Although the number of condominium apartments still below last year's level, it is expected that this type of dwelling will recover in the next months to reach around 1,400 apartment units by the end of 2010.

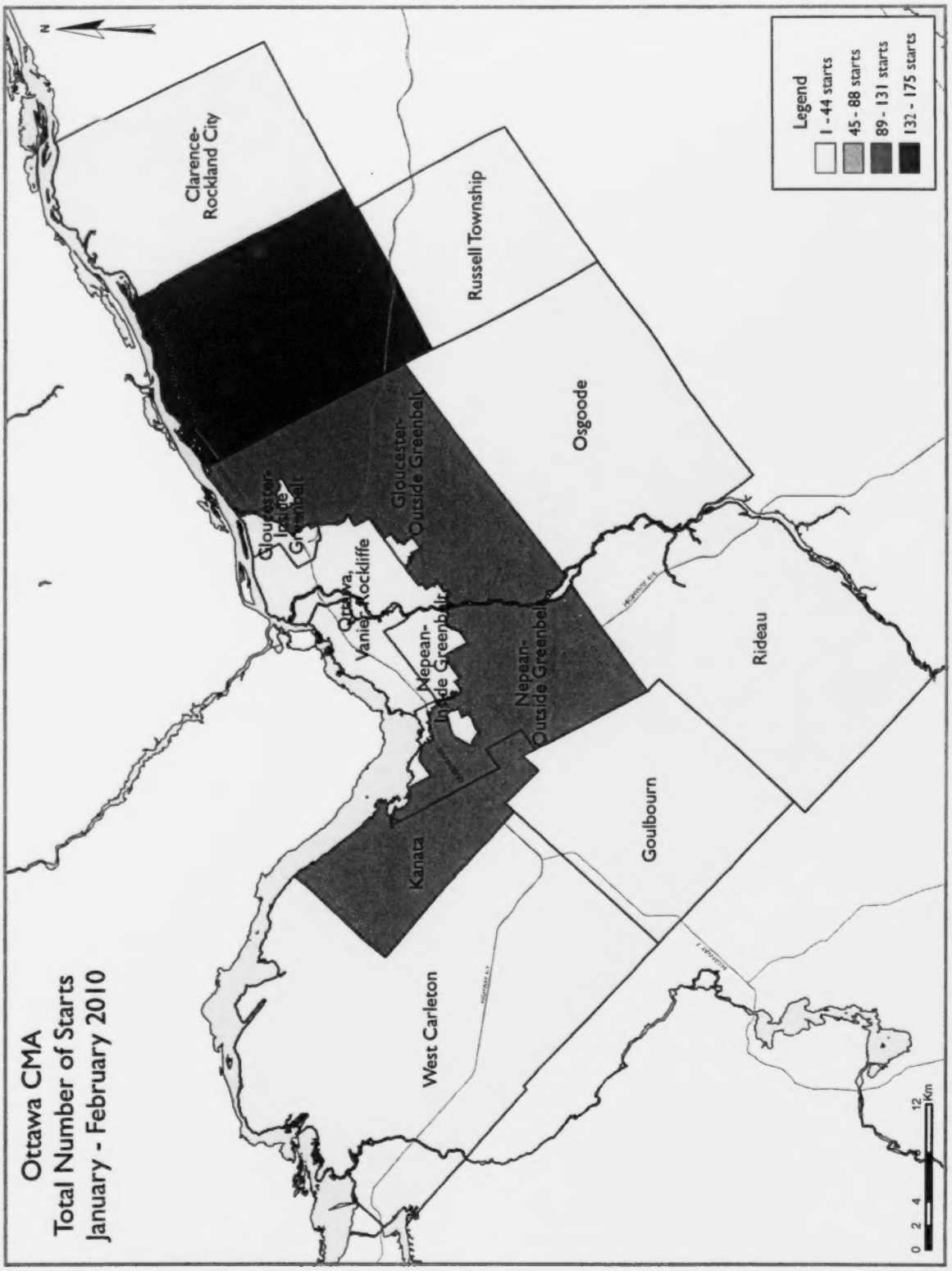

Ottawa CMA
Number of Starts (Multiples)
February 2010
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
19 - 27 starts
28 - 35 starts
36 - 43 starts
44 - 52 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Singles)
February 2010
Legend
No starts
3 - 14 starts
15 - 26 starts
27 - 38 starts
39 - 50 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa-Vanier-Rockcliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
February 2010
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 8 12
Km
Legend
No starts
5 - 29 starts
30 - 53 starts
54 - 77 starts
78 - 102 starts


Ottawa CMA
Number of Starts (Multiples)
January - February 2010
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 27 starts
28 - 53 starts
54 - 78 starts
79 - 104 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - February 2010
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
1 - 18 starts
19 - 36 starts
37 - 53 starts
54 - 71 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
January - February 2010
Legend
1 - 44 starts
45 - 88 starts
89 - 131 starts
132 - 175 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa-Vanier/Rockcliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2010	148	14	108	0	0	34	0	0	304
February 2009	63	6	68	0	0	0	0	0	137
% Change	134.9	133.3	58.8	n/a	n/a	n/a	n/a	n/a	121.9
Year-to-date 2010	288	42	283	0	0	58	4	0	675
Year-to-date 2009	174	24	134	0	0	213	3	0	548
% Change	65.5	75.0	111.2	n/a	n/a	-72.8	33.3	n/a	23.2
UNDER CONSTRUCTION									
February 2010	1,525	212	1,607	0	0	1,506	29	185	5,064
February 2009	1,612	149	1,277	0	28	2,042	8	159	5,275
% Change	-5.4	42.3	25.8	n/a	-100.0	-26.2	**	16.4	-4.0
COMPLETIONS									
February 2010	198	20	123	0	0	85	0	0	426
February 2009	265	20	116	0	0	36	0	69	506
% Change	-25.3	0.0	6.0	n/a	n/a	136.1	n/a	-100.0	-15.8
Year-to-date 2010	384	40	177	0	18	465	6	8	1,098
Year-to-date 2009	434	34	215	0	0	86	0	69	838
% Change	-11.5	17.6	-17.7	n/a	n/a	**	n/a	-88.4	31.0
COMPLETED & NOT ABSORBED									
February 2010	19	11	110	0	1	144	2	70	357
February 2009	42	13	84	0	1	145	4	29	318
% Change	-54.8	-15.4	31.0	n/a	0.0	-0.7	-50.0	141.4	12.3
ABSORBED									
February 2010	194	20	113	0	0	85	0	7	419
February 2009	262	18	116	0	0	36	0	44	476
% Change	-26.0	11.1	-2.6	n/a	n/a	136.1	n/a	-84.1	-12.0
Year-to-date 2010	378	43	172	0	18	469	6	21	1,107
Year-to-date 2009	432	33	214	0	0	92	0	47	818
% Change	-12.5	30.3	-19.6	n/a	n/a	**	n/a	-55.3	35.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
February 2010	141	14	108	0	0	34	0	0	297
February 2009	59	4	61	0	0	0	0	0	124
Ottawa, Vanier, Rockcliffe									
February 2010	3	4	0	0	0	26	0	0	33
February 2009	0	2	0	0	0	0	0	0	2
Nepean inside greenbelt									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
February 2010	9	0	27	0	0	0	0	0	36
February 2009	16	0	15	0	0	0	0	0	31
Gloucester inside greenbelt									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2010	27	8	20	0	0	0	0	0	55
February 2009	4	0	30	0	0	0	0	0	34
Kanata									
February 2010	8	2	9	0	0	8	0	0	27
February 2009	5	0	6	0	0	0	0	0	11
Cumberland									
February 2010	50	0	52	0	0	0	0	0	102
February 2009	19	0	10	0	0	0	0	0	29
Goulbourn									
February 2010	17	0	0	0	0	0	0	0	17
February 2009	8	2	0	0	0	0	0	0	10
West Carleton									
February 2010	9	0	0	0	0	0	0	0	9
February 2009	4	0	0	0	0	0	0	0	4
Rideau									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	0	0	0	0	0	0	0	0	0
Osgoode									
February 2010	13	0	0	0	0	0	0	0	13
February 2009	3	0	0	0	0	0	0	0	3
Clarence-Rockland City									
February 2010	7	0	0	0	0	0	0	0	7
February 2009	1	0	7	0	0	0	0	0	8
Russell Township									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	3	2	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
February 2010	148	14	108	0	0	34	0	0	304
February 2009	63	6	68	0	0	0	0	0	137

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
February 2010	1,432	208	1,599	0	0	1,506	25	185	4,955
February 2009	1,527	139	1,270	0	28	2,008	8	150	5,130
Ottawa, Vanier, Rockcliffe									
February 2010	80	66	142	0	0	965	9	185	1,447
February 2009	70	65	125	0	0	1,380	8	17	1,665
Nepean inside greenbelt									
February 2010	8	2	12	0	0	45	0	0	67
February 2009	9	2	31	0	0	273	0	0	315
Nepean outside greenbelt									
February 2010	323	18	412	0	0	157	0	0	910
February 2009	489	2	213	0	0	68	0	0	772
Gloucester inside greenbelt									
February 2010	12	14	24	0	0	0	0	0	50
February 2009	15	0	50	0	0	0	0	0	65
Gloucester outside greenbelt									
February 2010	195	50	119	0	0	94	0	0	458
February 2009	134	10	164	0	28	134	0	0	470
Kanata									
February 2010	208	38	392	0	0	8	0	0	646
February 2009	204	18	349	0	0	0	0	133	704
Cumberland									
February 2010	245	0	260	0	0	237	16	0	758
February 2009	198	4	169	0	0	129	0	0	500
Goulbourn									
February 2010	164	14	128	0	0	0	0	0	306
February 2009	187	32	99	0	0	24	0	0	342
West Carleton									
February 2010	102	2	106	0	0	0	0	0	210
February 2009	97	0	70	0	0	0	0	0	167
Rideau									
February 2010	22	0	0	0	0	0	0	0	22
February 2009	28	0	0	0	0	0	0	0	28
Osgoode									
February 2010	73	4	4	0	0	0	0	0	81
February 2009	96	6	0	0	0	0	0	0	102
Clarence-Rockland City									
February 2010	72	2	8	0	0	0	0	0	82
February 2009	40	8	7	0	0	34	0	0	89
Russell Township									
February 2010	21	2	0	0	0	0	4	0	27
February 2009	45	2	0	0	0	0	0	9	56
Ottawa-Gatineau CMA (Ontario portion)									
February 2010	1,525	212	1,607	0	0	1,506	29	185	5,064
February 2009	1,612	149	1,277	0	28	2,042	8	159	5,275

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
February 2010	184	20	116	0	0	85	0	0	405
February 2009	251	18	116	0	0	36	0	69	490
Ottawa, Vanier, Rockcliffe									
February 2010	4	0	3	0	0	85	0	0	92
February 2009	7	8	6	0	0	0	0	0	21
Nepean inside greenbelt									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	6	0	0	0	0	69	75
Nepean outside greenbelt									
February 2010	89	2	58	0	0	0	0	0	149
February 2009	55	0	22	0	0	24	0	0	101
Gloucester inside greenbelt									
February 2010	3	0	0	0	0	0	0	0	3
February 2009	2	0	5	0	0	0	0	0	7
Gloucester outside greenbelt									
February 2010	19	10	9	0	0	0	0	0	38
February 2009	23	0	11	0	0	0	0	0	34
Kanata									
February 2010	28	6	37	0	0	0	0	0	71
February 2009	50	0	12	0	0	0	0	0	62
Cumberland									
February 2010	2	0	9	0	0	0	0	0	11
February 2009	41	0	35	0	0	0	0	0	76
Goulbourn									
February 2010	22	2	0	0	0	0	0	0	24
February 2009	55	10	5	0	0	12	0	0	82
West Carleton									
February 2010	8	0	0	0	0	0	0	0	8
February 2009	11	0	14	0	0	0	0	0	25
Rideau									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	0	0	0	0	0	0	0	0	0
Osgoode									
February 2010	4	0	0	0	0	0	0	0	4
February 2009	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
February 2010	14	0	7	0	0	0	0	0	21
February 2009	10	0	0	0	0	0	0	0	10
Russell Township									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	4	2	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
February 2010	198	20	123	0	0	85	0	0	426
February 2009	265	20	116	0	0	36	0	69	506

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
February 2010	14	11	110	0	1	131	2	70	339
February 2009	39	13	84	0	1	133	4	29	303
Ottawa, Vanier, Rockcliffe									
February 2010	0	7	4	0	0	105	1	4	121
February 2009	2	11	10	0	0	100	0	4	127
Nepean inside greenbelt									
February 2010	0	0	2	0	0	1	0	8	11
February 2009	0	0	2	0	0	9	0	25	36
Nepean outside greenbelt									
February 2010	4	2	25	0	1	6	1	0	39
February 2009	0	0	15	0	1	14	1	0	31
Gloucester inside greenbelt									
February 2010	0	0	3	0	0	6	0	0	9
February 2009	0	2	2	0	0	8	0	0	12
Gloucester outside greenbelt									
February 2010	4	0	23	0	0	13	0	0	40
February 2009	10	0	13	0	0	1	3	0	27
Kanata									
February 2010	0	1	24	0	0	0	0	58	83
February 2009	3	0	14	0	0	0	0	0	17
Cumberland									
February 2010	4	0	19	0	0	0	0	0	23
February 2009	12	0	17	0	0	0	0	0	29
Goulbourn									
February 2010	0	1	8	0	0	0	0	0	9
February 2009	1	0	7	0	0	1	0	0	9
West Carleton									
February 2010	0	0	2	0	0	0	0	0	2
February 2009	1	0	4	0	0	0	0	0	5
Rideau									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	1	0	0	0	0	0	0	0	1
Osgoode									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
February 2010	0	0	0	0	0	13	0	0	13
February 2009	0	0	0	0	0	12	0	0	12
Russell Township									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
February 2010	19	11	110	0	1	144	2	70	357
February 2009	42	13	84	0	1	145	4	29	318

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
February 2010	181	20	106	0	0	85	0	7	399
February 2009	248	16	115	0	0	36	0	44	459
Ottawa, Vanier, Rockcliffe									
February 2010	4	3	3	0	0	85	0	0	95
February 2009	8	3	6	0	0	1	0	0	18
Nepean inside greenbelt									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	6	0	0	1	0	44	51
Nepean outside greenbelt									
February 2010	86	0	52	0	0	0	0	0	138
February 2009	55	2	24	0	0	22	0	0	103
Gloucester inside greenbelt									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	2	0	5	0	0	0	0	0	7
Gloucester outside greenbelt									
February 2010	20	10	9	0	0	0	0	0	39
February 2009	19	0	11	0	0	0	0	0	30
Kanata									
February 2010	28	6	33	0	0	0	0	7	74
February 2009	50	0	9	0	0	0	0	0	59
Cumberland									
February 2010	2	0	9	0	0	0	0	0	11
February 2009	42	0	37	0	0	0	0	0	79
Goulbourn									
February 2010	22	1	0	0	0	0	0	0	23
February 2009	54	11	5	0	0	12	0	0	82
West Carleton									
February 2010	8	0	0	0	0	0	0	0	8
February 2009	11	0	12	0	0	0	0	0	23
Rideau									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	0	0	0	0	0	0	0	0	0
Osgoode									
February 2010	4	0	0	0	0	0	0	0	4
February 2009	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
February 2010	13	0	7	0	0	0	0	0	20
February 2009	10	0	1	0	0	0	0	0	11
Russell Township									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	4	2	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
February 2010	194	20	113	0	0	85	0	7	419
February 2009	262	18	116	0	0	36	0	44	476

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Ottawa City	141	59	14	4	108	61	34	0	297	124	139.5
Ottawa, Vanier, Rockcliffe	3	0	4	2	0	0	26	0	33	2	**
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	9	16	0	0	27	15	0	0	36	31	16.1
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	27	4	8	0	20	30	0	0	55	34	61.8
Kanata	8	5	2	0	9	6	8	0	27	11	145.5
Cumberland	50	19	0	0	52	10	0	0	102	29	**
Goulbourn	17	8	0	2	0	0	0	0	17	10	70.0
West Carleton	9	4	0	0	0	0	0	0	9	4	125.0
Rideau	5	0	0	0	0	0	0	0	5	0	n/a
Osgoode	13	3	0	0	0	0	0	0	13	3	**
Clarence-Rockland City	7	1	0	0	0	7	0	0	7	8	-12.5
Russell Township	0	3	0	2	0	0	0	0	0	5	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	148	63	14	6	108	68	34	0	304	137	121.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	275	166	42	18	275	130	58	213	650	527	23.3
Ottawa, Vanier, Rockcliffe	7	1	6	2	0	25	26	189	39	217	-82.0
Nepean inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Nepean outside greenbelt	19	60	0	0	82	37	16	0	117	97	20.6
Gloucester inside greenbelt	2	4	4	0	10	10	0	0	16	14	14.3
Gloucester outside greenbelt	50	22	26	4	29	30	0	24	105	80	31.3
Kanata	47	15	4	2	33	10	8	0	92	27	**
Cumberland	71	26	0	2	96	18	8	0	175	46	**
Goulbourn	36	17	2	6	0	0	0	0	38	23	65.2
West Carleton	15	11	0	0	25	0	0	0	40	11	**
Rideau	6	2	0	0	0	0	0	0	6	2	200.0
Osgoode	21	8	0	2	0	0	0	0	21	10	110.0
Clarence-Rockland City	10	5	0	4	8	7	0	0	18	16	12.5
Russell Township	3	3	0	2	4	0	0	0	7	5	40.0
Ottawa-Gatineau CMA (Ontario Portion)	288	174	42	24	287	137	58	213	675	548	23.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Ottawa City	108	61	0	0	34	0	0	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	26	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	27	15	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	20	30	0	0	0	0	0	0
Kanata	9	6	0	0	8	0	0	0
Cumberland	52	10	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	7	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	108	68	0	0	34	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	275	127	0	3	58	213	0	0
Ottawa, Vanier, Rockcliffe	0	22	0	3	26	189	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	82	37	0	0	16	0	0	0
Gloucester inside greenbelt	10	10	0	0	0	0	0	0
Gloucester outside greenbelt	29	30	0	0	0	24	0	0
Kanata	33	10	0	0	8	0	0	0
Cumberland	96	18	0	0	8	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	25	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	8	7	0	0	0	0	0	0
Russell Township	0	0	4	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	283	134	4	3	58	213	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Ottawa City	263	124	34	0	0	0	297	124
Ottawa, Vanier, Rockcliffe	7	2	26	0	0	0	33	2
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	36	31	0	0	0	0	36	31
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	55	34	0	0	0	0	55	34
Kanata	19	11	8	0	0	0	27	11
Cumberland	102	29	0	0	0	0	102	29
Goulbourn	17	10	0	0	0	0	17	10
West Carleton	9	4	0	0	0	0	9	4
Rideau	5	0	0	0	0	0	5	0
Osgoode	13	3	0	0	0	0	13	3
Clarence-Rockland City	7	8	0	0	0	0	7	8
Russell Township	0	5	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario Portion)	270	137	34	0	0	0	304	137

Table 2.5: Starts by Submarket and by Intended Market
January - February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	592	311	58	213	0	3	650	527
Ottawa, Vanier, Rockcliffe	13	25	26	189	0	3	39	217
Nepean inside greenbelt	1	0	0	0	0	0	1	0
Nepean outside greenbelt	101	97	16	0	0	0	117	97
Gloucester inside greenbelt	16	14	0	0	0	0	16	14
Gloucester outside greenbelt	105	56	0	24	0	0	105	80
Kanata	84	27	8	0	0	0	92	27
Cumberland	167	46	8	0	0	0	175	46
Goulbourn	38	23	0	0	0	0	38	23
West Carleton	40	11	0	0	0	0	40	11
Rideau	6	2	0	0	0	0	6	2
Osgoode	21	10	0	0	0	0	21	10
Clarence-Rockland City	18	16	0	0	0	0	18	16
Russell Township	3	5	0	0	4	0	7	5
Ottawa-Gatineau CMA (Ontario Portion)	613	332	58	213	4	3	675	548

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Ottawa City	184	251	20	18	116	116	85	105	405	490	-17.3
Ottawa, Vanier, Rockcliffe	4	7	0	8	3	6	85	0	92	21	**
Nepean inside greenbelt	0	0	0	0	0	6	0	69	0	75	-100.0
Nepean outside greenbelt	89	55	2	0	58	22	0	24	149	101	47.5
Gloucester inside greenbelt	3	2	0	0	0	5	0	0	3	7	-57.1
Gloucester outside greenbelt	19	23	10	0	9	11	0	0	38	34	11.8
Kanata	28	50	6	0	37	12	0	0	71	62	14.5
Cumberland	2	41	0	0	9	35	0	0	11	76	-85.5
Goulbourn	22	55	2	10	0	5	0	12	24	82	-70.7
West Carleton	8	11	0	0	0	14	0	0	8	25	-68.0
Rideau	5	0	0	0	0	0	0	0	5	0	n/a
Osgoode	4	7	0	0	0	0	0	0	4	7	-42.9
Clarence-Rockland City	14	10	0	0	7	0	0	0	21	10	110.0
Russell Township	0	4	0	2	0	0	0	0	0	6	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	198	265	20	20	123	116	85	105	426	506	-15.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	342	397	40	32	180	215	439	155	1,001	799	25.3
Ottawa, Vanier, Rockcliffe	22	15	6	12	3	14	391	0	422	41	**
Nepean inside greenbelt	1	0	0	0	0	12	0	69	1	81	-98.8
Nepean outside greenbelt	130	85	2	4	69	54	12	24	213	167	27.5
Gloucester inside greenbelt	6	7	0	0	3	5	0	10	9	22	-59.1
Gloucester outside greenbelt	39	43	14	2	40	32	0	12	93	89	4.5
Kanata	35	77	6	2	37	34	0	0	78	113	-31.0
Cumberland	38	56	8	0	28	35	36	16	110	107	2.8
Goulbourn	30	77	4	12	0	5	0	24	34	118	-71.2
West Carleton	17	17	0	0	0	24	0	0	17	41	-58.5
Rideau	10	3	0	0	0	0	0	0	10	3	**
Osgoode	14	17	0	0	0	0	0	0	14	17	-17.6
Clarence-Rockland City	37	27	2	0	15	0	34	0	88	27	**
Russell Township	5	10	0	2	4	0	0	0	9	12	-25.0
Ottawa-Gatineau CMA (Ontario Portion)	384	434	42	34	199	215	473	155	1,098	838	31.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Ottawa City	116	116	0	0	85	36	0	69
Ottawa, Vanier, Rockcliffe	3	6	0	0	85	0	0	0
Nepean inside greenbelt	0	6	0	0	0	0	0	69
Nepean outside greenbelt	58	22	0	0	0	24	0	0
Gloucester inside greenbelt	0	5	0	0	0	0	0	0
Gloucester outside greenbelt	9	11	0	0	0	0	0	0
Kanata	37	12	0	0	0	0	0	0
Cumberland	9	35	0	0	0	0	0	0
Goulbourn	0	5	0	0	0	12	0	0
West Carleton	0	14	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	7	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	123	116	0	0	85	36	0	69

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	180	215	0	0	431	86	8	69
Ottawa, Vanier, Rockcliffe	3	14	0	0	383	0	8	0
Nepean inside greenbelt	0	12	0	0	0	0	0	69
Nepean outside greenbelt	69	54	0	0	12	24	0	0
Gloucester inside greenbelt	3	5	0	0	0	10	0	0
Gloucester outside greenbelt	40	32	0	0	0	12	0	0
Kanata	37	34	0	0	0	0	0	0
Cumberland	28	35	0	0	36	16	0	0
Goulbourn	0	5	0	0	0	24	0	0
West Carleton	0	24	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	15	0	0	0	34	0	0	0
Russell Township	0	0	4	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	195	215	4	0	465	86	8	69

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Ottawa City	320	385	85	36	0	69	405	490
Ottawa, Vanier, Rockcliffe	7	21	85	0	0	0	92	21
Nepean inside greenbelt	0	6	0	0	0	69	0	75
Nepean outside greenbelt	149	77	0	24	0	0	149	101
Gloucester inside greenbelt	3	7	0	0	0	0	3	7
Gloucester outside greenbelt	38	34	0	0	0	0	38	34
Kanata	71	62	0	0	0	0	71	62
Cumberland	11	76	0	0	0	0	11	76
Goulbourn	24	70	0	12	0	0	24	82
West Carleton	8	25	0	0	0	0	8	25
Rideau	5	0	0	0	0	0	5	0
Osgoode	4	7	0	0	0	0	4	7
Clarence-Rockland City	21	10	0	0	0	0	21	10
Russell Township	0	6	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario Portion)	341	401	85	36	0	69	426	506

Table 3.5: Completions by Submarket and by Intended Market
January - February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	544	644	449	86	8	69	1,001	799
Ottawa, Vanier, Rockcliffe	31	41	383	0	8	0	422	41
Nepean inside greenbelt	1	12	0	0	0	69	1	81
Nepean outside greenbelt	201	143	12	24	0	0	213	167
Gloucester inside greenbelt	9	12	0	10	0	0	9	22
Gloucester outside greenbelt	75	77	18	12	0	0	93	89
Kanata	78	113	0	0	0	0	78	113
Cumberland	74	91	36	16	0	0	110	107
Goulbourn	34	94	0	24	0	0	34	118
West Carleton	17	41	0	0	0	0	17	41
Rideau	10	3	0	0	0	0	10	3
Osgoode	14	17	0	0	0	0	14	17
Clarence-Rockland City	52	27	34	0	2	0	88	27
Russell Township	5	12	0	0	4	0	9	12
Ottawa-Gatineau CMA (Ontario Portion)	601	683	483	86	14	69	1,098	838

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
February 2010	0	0.0	18	11.5	70	44.6	53	33.8	16	10.2	157	396,900	408,322
February 2009	1	0.4	31	12.5	114	46.0	70	28.2	32	12.9	248	385,900	414,135
Year-to-date 2010	0	0.0	34	12.6	115	42.8	90	33.5	30	11.2	269	395,490	408,853
Year-to-date 2009	5	1.3	40	10.1	181	45.8	113	28.6	56	14.2	395	385,900	417,896
Ottawa, Vanier, Rockcliffe													
February 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
February 2009	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	500,900	612,180
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	29.4	12	70.6	17	750,000	829,341
Nepean inside greenbelt													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
February 2010	0	0.0	10	11.8	41	48.2	29	34.1	5	5.9	85	390,900	392,566
February 2009	0	0.0	1	1.8	33	60.0	16	29.1	5	9.1	55	385,900	411,394
Year-to-date 2010	0	0.0	20	15.9	67	53.2	34	27.0	5	4.0	126	371,990	378,588
Year-to-date 2009	0	0.0	1	1.2	49	57.6	29	34.1	6	7.1	85	386,900	405,073
Gloucester inside greenbelt													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	--	--
Gloucester outside greenbelt													
February 2010	0	0.0	0	0.0	8	42.1	9	47.4	2	10.5	19	457,900	437,684
February 2009	0	0.0	0	0.0	10	52.6	6	31.6	3	15.8	19	386,900	407,916
Year-to-date 2010	0	0.0	0	0.0	13	36.1	19	52.8	4	11.1	36	425,400	437,664
Year-to-date 2009	0	0.0	1	2.6	18	46.2	14	35.9	6	15.4	39	400,000	424,251
Kanata													
February 2010	0	0.0	6	24.0	9	36.0	5	20.0	5	20.0	25	369,700	427,461
February 2009	0	0.0	0	0.0	24	48.0	21	42.0	5	10.0	50	410,400	423,646
Year-to-date 2010	0	0.0	6	18.8	13	40.6	8	25.0	5	15.6	32	367,345	422,810
Year-to-date 2009	0	0.0	0	0.0	41	53.9	26	34.2	9	11.8	76	395,900	412,467
Cumberland													
February 2010	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
February 2009	0	0.0	7	16.7	22	52.4	12	28.6	1	2.4	42	352,400	366,069
Year-to-date 2010	0	0.0	6	17.1	11	31.4	15	42.9	3	8.6	35	401,900	392,266
Year-to-date 2009	0	0.0	9	15.8	31	54.4	15	26.3	2	3.5	57	351,900	368,960
Goulbourn													
February 2010	0	0.0	2	10.0	9	45.0	9	45.0	0	0.0	20	391,990	389,605
February 2009	0	0.0	22	40.7	23	42.6	7	13.0	2	3.7	54	315,490	332,448
Year-to-date 2010	0	0.0	2	8.3	10	41.7	11	45.8	1	4.2	24	400,990	402,492
Year-to-date 2009	3	3.9	25	32.5	35	45.5	11	14.3	3	3.9	77	318,990	339,315

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
February 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
February 2009	0	0.0	0	0.0	1	9.1	4	36.4	6	54.5	11	555,000	551,991
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	1	5.9	2	11.8	5	29.4	9	52.9	17	515,000	526,112
Rideau													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Osgoode													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	1	14.3	1	14.3	0	0.0	1	14.3	4	57.1	7	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	5.6	2	11.1	2	11.1	5	27.8	8	44.4	18	485,000	488,017
Clarence-Rockland City													
February 2010	2	20.0	1	10.0	7	70.0	0	0.0	0	0.0	10	317,878	308,689
February 2009	7	70.0	0	0.0	2	20.0	0	0.0	1	10.0	10	237,000	284,100
Year-to-date 2010	4	14.3	9	32.1	14	50.0	1	3.6	0	0.0	28	303,553	300,202
Year-to-date 2009	8	29.6	9	33.3	8	29.6	1	3.7	1	3.7	27	269,900	298,630
Russell Township													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2010	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2009	2	20.0	4	40.0	3	30.0	1	10.0	0	0.0	10	297,800	308,090
Ottawa-Gatineau CMA (Ontario portion)													
February 2010	2	1.2	19	11.4	77	46.1	53	31.7	16	9.6	167	390,900	402,356
February 2009	8	3.1	33	12.6	117	44.7	71	27.1	33	12.6	262	383,400	408,078
Year-to-date 2010	4	1.3	46	15.3	129	43.0	91	30.3	30	10.0	300	385,200	397,338
Year-to-date 2009	15	3.5	53	12.3	192	44.4	115	26.6	57	13.2	432	380,000	407,900

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2010

Submarket	Feb 2010	Feb 2009	% Change	YTD 2010	YTD 2009	% Change
Ottawa City	408,322	414,135	-1.4	408,853	417,896	-2.2
Ottawa, Vanier, Rockcliffe	--	--	n/a	612,180	829,341	-26.2
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	392,566	411,394	-4.6	378,588	405,073	-6.5
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	437,684	407,916	7.3	437,664	424,251	3.2
Kanata	427,461	423,646	0.9	422,810	412,467	2.5
Cumberland	--	366,069	n/a	392,266	368,960	6.3
Goulbourn	389,605	332,448	17.2	402,492	339,315	18.6
West Carleton	--	551,991	n/a	--	526,112	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	--	488,017	n/a
Clarence-Rockland City	308,689	284,100	8.7	300,202	298,630	0.5
Russell Township	--	--	n/a	--	308,090	n/a
Ottawa-Gatineau CMA (Ontario Portion)	402,356	408,078	-1.4	397,338	407,900	-2.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
February 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	535	-19.4	1,085	1,682	1,947	55.7	290,930	1.8	273,901
	February	798	-20.3	1,056	1,752	1,841	57.4	273,991	-3.3	265,161
	March	1,170	6.5	1,144	2,420	1,968	58.1	287,911	-0.1	286,598
	April	1,608	1.8	1,238	2,570	1,951	63.5	298,593	0.9	291,491
	May	1,990	4.0	1,410	2,521	1,913	73.7	312,927	5.5	291,734
	June	1,912	11.8	1,316	2,246	1,819	72.3	307,793	3.2	291,024
	July	1,590	12.9	1,293	1,857	1,778	72.7	300,635	1.9	302,777
	August	1,227	2.0	1,171	1,743	1,812	64.6	315,176	11.5	323,577
	September	1,230	0.2	1,257	1,863	1,794	70.1	305,628	5.5	312,594
	October	1,223	25.6	1,337	1,616	1,810	73.9	320,561	14.1	334,545
	November	936	43.1	1,301	1,319	1,829	71.1	314,071	7.7	334,793
	December	704	48.5	1,315	701	1,829	71.9	311,604	14.3	336,204
2010	January	725	35.5	1,348	1,491	1,857	72.6	323,762	11.3	351,325
	February	1,132	41.9	1,367	1,982	2,045	66.8	318,894	16.4	345,070
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	2,503	-9.4		5,854			284,118	-0.6	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	1,333	-19.9		3,434			280,790	-1.2	
	YTD 2010	1,857	39.3		3,473			320,795	14.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators February 2010										
		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	169.6	112.3	503	4.4	72.7	952
	February	627	5.00	5.79	169.6	113.0	498	4.5	72.1	959
	March	613	4.50	5.55	169.6	113.6	494	5.1	71.8	965
	April	596	3.90	5.25	169.6	113.1	491	5.5	71.5	980
	May	596	3.90	5.25	169.6	114.0	485	6.1	71.1	995
	June	631	3.75	5.85	169.7	114.2	485	6.2	71.0	1,010
	July	631	3.75	5.85	169.7	113.8	487	5.9	71.1	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.3	71.8	1,014
	September	610	3.70	5.49	171.4	113.9	498	5.2	72.0	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.4	72.1	1,018
	November	616	3.60	5.59	171.4	114.6	495	5.5	71.7	1,010
	December	610	3.60	5.49	172.7	114.1	490	6.0	71.2	1,007
2010	January	610	3.60	5.49	173.5	114.4	491	6.2	71.5	991
	February	604	3.60	5.39		115.1	493	6.3	71.8	984
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Canadian Housing Observer

Access current and previous editions of the Canadian Housing Observer publication as well as a variety of supporting data resources and improve your understanding of Canadian housing markets.

64187_2010_M03